



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01506 537 100

**21 Rosemount Drive**

UPHALL, BROXBURN, WEST LOTHIAN, EH52 6DE





# AREA

## UPHALL

WEST LOTHIAN, EH52 6DE

---

The popular village of Uphall is a small Fairtrade village in West Lothian renowned for its excellent location and proximity to the M8 and M9. Broxburn and Uphall are commuter towns to Glasgow, Edinburgh, Stirling and onwards. There are railway stations at Uphall, Edinburgh Park, Linlithgow, Livingston and Bathgate with commuter services to both Edinburgh and Glasgow. Uphall station is a short walk away from the property. The area provides good local shopping and other amenities whilst Livingston offers a more extensive range of retail facilities, including the Almondvale Shopping Centre and the McArthur Glen Designer Outlet Village.

For those who enjoy the outdoors, there are several local golf courses including courses at Uphall, the popular Deer Park Course at Livingston and the Championship course at Dalmahoy. Schooling of good repute is available for both primary and secondary education. There are plenty of opportunities for walking, cycling and horse riding around the popular Almondell County Park. Relax at the Four-Star Macdonald Houstoun House Hotel which offers spa treatments, a fully equipped gym and much more and is only a short distance away.





# 21 ROSEMOUNT DRIVE

UPHALL, WEST LOTHIAN, EH52 6DE

McEwan Fraser Legal are delighted to bring to the open market this two-bedroom lower villa. The property requires some decorative modernisation but would make an ideal first-time buyer or investor purchase.

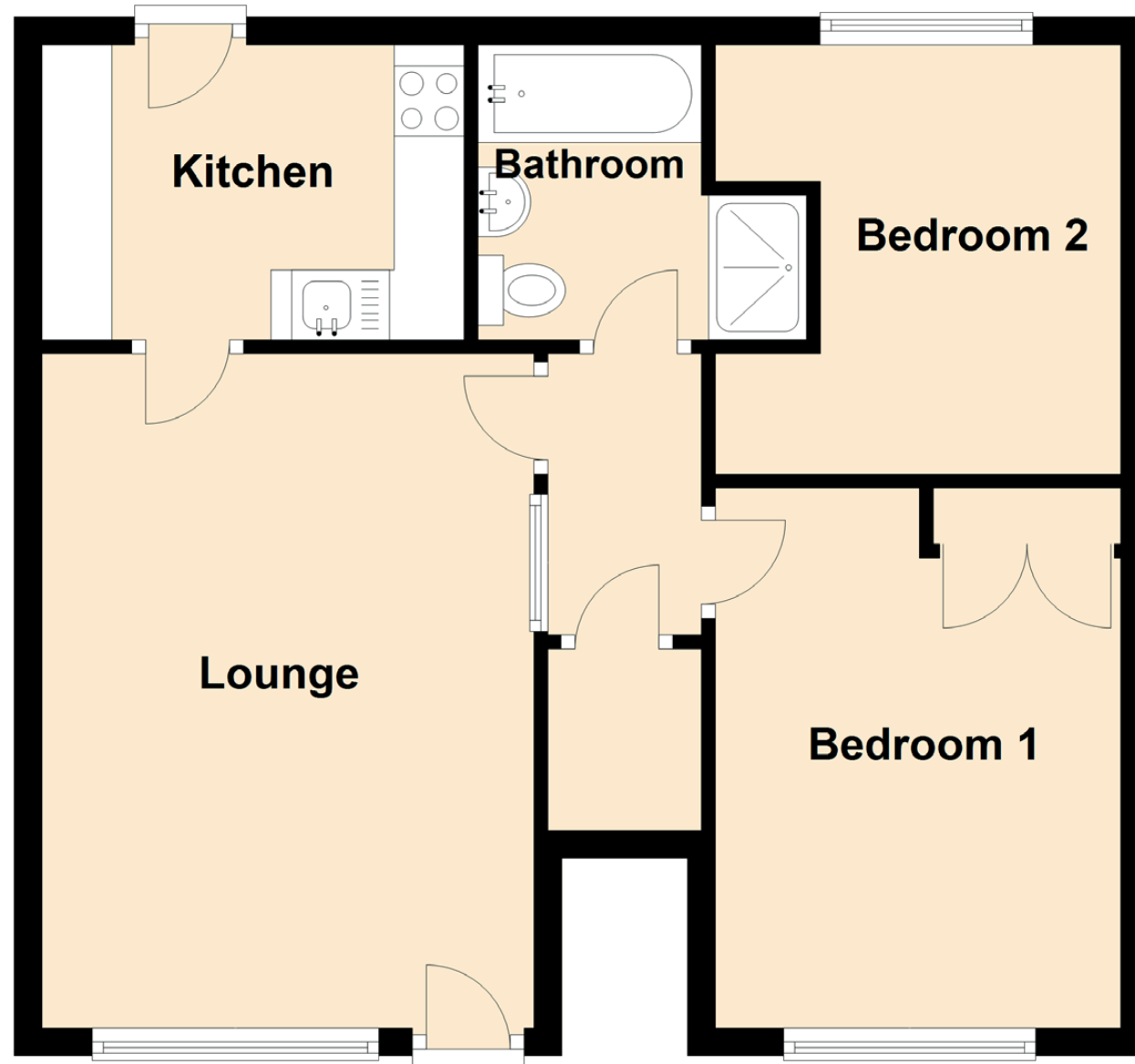
In more detail the property consists of a hallway, the bright and airy lounge allows for free standing furniture and different furniture configurations. The kitchen comes with floor to ceiling units, hob, hood, oven, integrated fridge freezer, space for washing machine and access to the back garden. There are two good sized bright and airy rooms, both allowing for free standing furniture. The bathroom completes the property internally with bath, walk-in shower from mains, wash hand basin, WC and towel rail.

Externally there is a secure back garden. The front garden is laid to lawn. There is also a single garage close to the property.

The property also benefits from gas central heating and double glazing. Early viewing is recommended.







# DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.82m (15'10") x 3.52m (11'7")
Kitchen	3.02m (9'11") x 2.11m (6'11")
Bedroom 1	3.76m (12'4") x 2.90m (9'6")
Bedroom 2	3.07m (10'1") x 2.90m (9'6")
Bathroom	2.11m (6'11") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup>  
EPC Rating: D

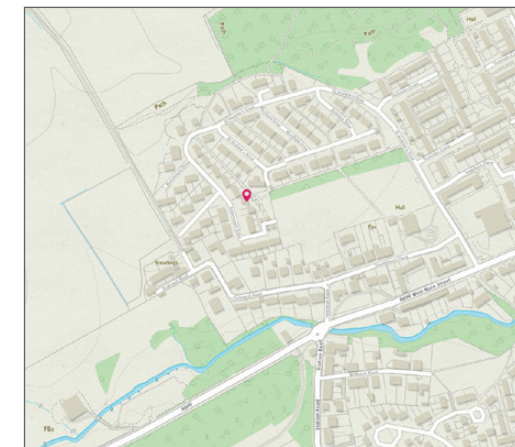


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents

Tel. 01506 537 100  
 www.mcewanfraserlegal.co.uk  
 info@mcewanfraserlegal.co.uk

**Part  
 Exchange  
 Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**GRAEME NIMMO**  
 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer